



AGENDA

REGULAR MEETING OF THE PLANNING & ZONING COMMISSION OF THE CITY OF COTTONWOOD, ARIZONA, TO BE HELD ON JUNE 15, 2009 AT 6 P.M., IN THE COUNCIL CHAMBERS BUILDING LOCATED AT 826 NORTH MAIN STREET

- I. CALL TO ORDER
- II. INTRODUCTION OF NEW P&Z COMMISSION MEMBER
- III. ROLL CALL
- IV. CALL TO THE PUBLIC

This is the time for the public to comment on any matter that does not appear on the agenda. Members of the Commission may not discuss items not specifically identified on the agenda. Comments are limited to five minutes for each person.

- V. APPROVAL OF MINUTES – REGULAR MEETING OF MAY 18, 2009
- VI. UNFINISHED BUSINESS

The following items are for the Planning & Zoning Commission's discussion, consideration, and possible legal action.

- 1. Presentation regarding State Trust Annexation and Land Use Planning.
- 2. Discussion regarding Design Review manual.
- 3. **ZO 08-026** Possible action regarding the Landscape Code.

- VII. NEW BUSINESS

- 1. CONSENT AGENDA

The following items are considered non-controversial and may be considered as part of a single motion by the Commission, unless anyone objects. In that case, the item will be removed from the Consent Agenda and reviewed either following action on the Consent Agenda, or at a later date.

- a. **PCU 2002-029** Review a Conditional Use Permit approved for a manufactured home in an R-2 (Single/Multi-Family) zone located at 1019 N. 2nd Street. APN: 406-34-019. Owner: Michael Utz. Recommendation: Renewal of Conditional Use Permit with a staff review in five (5) years.

continued

- b. **PCU 2003-033** Review a Conditional Use Permit granted for Vinnie's Outdoor Dining in a C-1 (Light Commercial) zone located at 1635 E. Cottonwood Street Suite E. APN: 406-04-035. Owner: Vincent & Candice Yatsinko. Agent: Kathy Gardner. Recommendation: To void the Conditional Use Permit, as it is no longer required due to code changes.
- c. **PCU 2003-246** Review a Conditional Use Permit granted for restaurant and commercial uses for Old Town Bagel and Deli in a CR (Restricted Commercial) zone located at 705 N. Main Street. APN: 406-38-107. Owner: Sherry Heyer. Recommendation: To void the Conditional Use Permit as it has been replaced with a new Conditional Use Permit for restaurant and plaza.
- 2. **DR 09-015** Design review for renovation to an existing restaurant in a C-2 (Light Commercial) zone located at 2160 E. Hwy 89A. APN: 406-55-061C / 406-55-062E. Owner: Ron Lopez-Franchisee. Agent: Mark Russell.
- 3. **PCU 09-016 and DR 09-016** Consider an application for a Conditional Use Permit and associated Design Review to allow a residence and commercial storage in a C-1 (Light Commercial) zone per Section 418.C.5 of the Zoning Ordinance located at 660 N. Main Street. APN: 406-42-046. Owner: Central Arizona Food Bank. Applicant: John Ask.

VIII. DISCUSSION ITEMS

- 1. Possible future work sessions.
- 2. Departmental reports, such as Building Department and Code Enforcement reports.

IX. INFORMATIONAL REPORTS AND UPDATES

A brief summary of current events by Chairperson, Commission members, and/or Community Development Director. (The public body does not propose, discuss, deliberate, or take legal action on any matter brought up during this summary unless the matter is properly noticed for legal action.)

X. ADJOURNMENT

The Commission will not consider documents or written comments unless they were submitted at least three working days before the meeting. A verbal comment period will be provided during each hearing item. The Chair may impose a time limit on each speaker.

Pursuant to A.R.S. §38-431.01(H), action taken as a result of public comment will be limited to directing staff to study the matter, responding to any criticism, or scheduling the matter for further consideration and decision at a later date.

Pursuant to A.R.S. § 38-431.02(B) the Commission may vote to go into executive session on any agenda item pursuant to A.R.S. § 38-431.03(A)(3) and (4) for discussion and consultation for legal advice with the City Attorney.

The Cottonwood Council Chambers is accessible to the handicapped in accordance with Federal "504" and "ADA" laws. Those with needs for special typeface print or hearing devices may request these from the Planning Technician at 634-5505 (TDD 634-5526). All requests must be made at least 24 hours before the meeting.